

Workingmen's Houses,
Charles O'Toole House
654 Dodge Street
Dubuque
Dubuque County
Iowa

HABS No. IA-159-AS

*HABS
IOWA,
31-DUBU,
14-AS-*

**PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver Colorado 80225

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Site Location: 654 Dodge Street
Dubuque, Dubuque County, Iowa
DOT designation: Resource Site No. 3.15
Cadastral grid: NW1/4 SE1/4 S25 T89N R2E
USGS quadrangle: Dubuque South Iowa 7.5'
UTM coordinates: 15.691640.4706795
Lot dimensions: 90'x 100': .21 acre
Lot description: Flanagan Place; Newman
Cooper, and Smyth's
Subdivision, Lot 7

Present Owner: Iowa Department of Transportation
Present Usage: vacant
Present Condition: fair

Overall Dimensions: 2-1/2-story main section: 20'x 30'; front porch: 6'x 4'.
Orientation: northwest
Architectural Plan type: rectangular, 2-1/2 stories.
Description: Foundation: parged stone perimeter walls, with
perma-stone applied onto the front wall.
Structure: wood frame
Ext. walls: wide exposure aluminum siding over beveled wood
siding.
Roofs: moderately pitched, front-gable over main
block, sheathed with 3-tab asphalt shingles;
aluminum canopy cantilevered from wall over
front porch stoop.
Chimneys: none extending above roofline.
Dormers: none
Windows: primarily 1/1 painted wood double-hung; rear of
west side has 1 3/1 double hung, and one small
1/1 fixed window toward front; plain casings,
slip sills; 3-bay facade.
Openings: one door on street facade in third bay; one
door at rear of west side; bulkhead entrance
to basement on east side.
Porches: concrete front porch stoop with wrought iron
railings.

Construction Date: c.1875

Architecture Style: Gable ended box

Physical History: In 1869 prominent Dubuque capitalists A.A. Cooper, William Newman and Edward Smyth subdivided the north part of Out Lot 695 into fourteen residential lots. Ownership of Lot 7 is clouded, perhaps indicating some

unrecorded transactions in the 1870s. Charles O'Toole lived here as early as 1875, the probable date of construction for the house. A boilermaker for the Eagle Steam Boiler Works on Washington between 8th and 9th streets, O'Toole lived here for less than five years before his death. His widow Mary quit claimed the property back to developers A.A. Cooper and Edward Smyth in December 1880. Cooper and Smyth then resold the house in 1885 to Terrence [Terance] O'Laughlin, a shoemaker for John Phelan on Main Street. O'Laughlin occupied the building with his wife Margaret for almost twenty years before selling it in 1904 to William and Clara Anderson. Vice president of the E.B. Piekenbrock Shoe Manufacturing Company, Anderson lived here only briefly before renting the house to Thomas Hodges, who worked at the Model Wallpaper and Paint Company. Hodges acquired the property in 1915 and six months later sold it to John E. Williams. Williams lived here until 1935, then Richard Ritter, then Thomas Manning. In 1987 the Iowa Department of Transportation purchased the house for demolition. Although it retains its original form, the building has undergone numerous exterior alterations, including: covering the roof with asphalt shingles, sheathing the walls with aluminum siding, removal of the front porch, and covering the front foundation wall with perma-stone.

Significance: Although extensively altered, the Charles O'Toole house is significant as a contributing element in a neighborhood of workingmen's houses, built in the late 19th century in south Dubuque.

References: Dubuque City Directories: 1857 - 1970.
Dubuque County Assessment Record: 3-24-5-22.
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.
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